

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: MODIFICATION OF THE URBAN RENEWAL PLAN OF THE
SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56
AND AUTHORIZATION TO PROCLAIM BY CERTIFICATE THESE
MINOR MODIFICATIONS

WHEREAS, The Urban Renewal Plan for the South End Urban Renewal Area was adopted by the Boston Redevelopment Authority on September 23, 1965 and approved by the City Council of the City of Boston on December 6, 1965; and

WHEREAS, Section 1201 of Chapter 12 of said Plan entitled: "Modifications" provides that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority without further approval provided that the proposed modifications do not substantially or materially alter or change the Plan; and

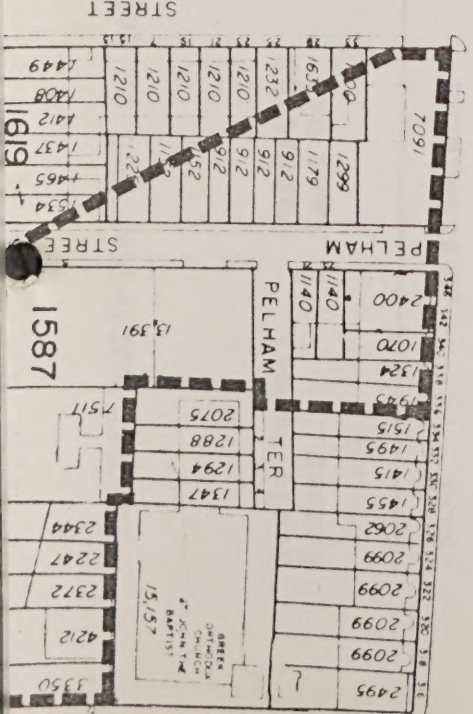
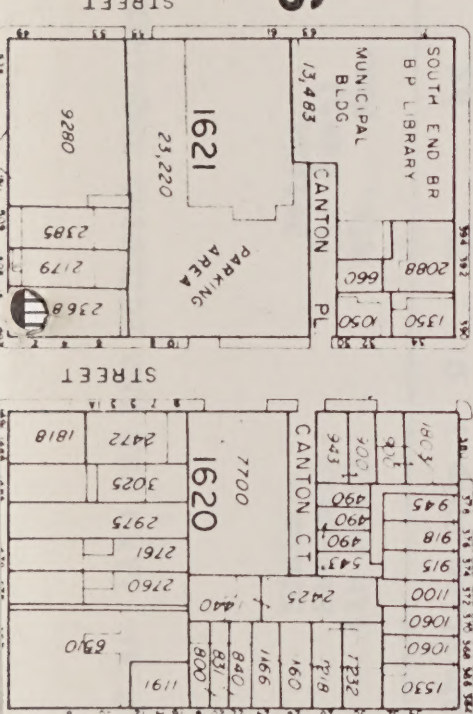
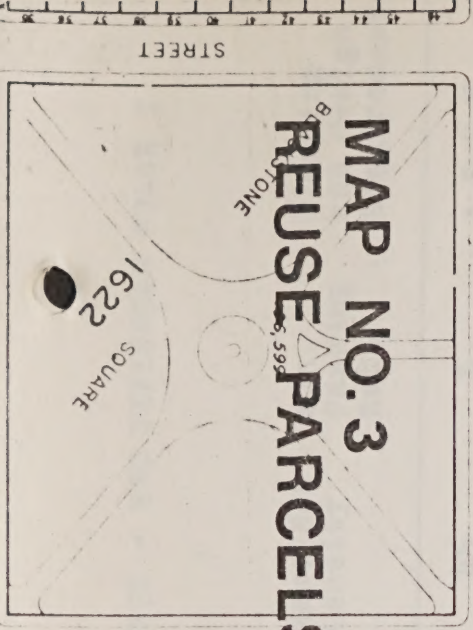
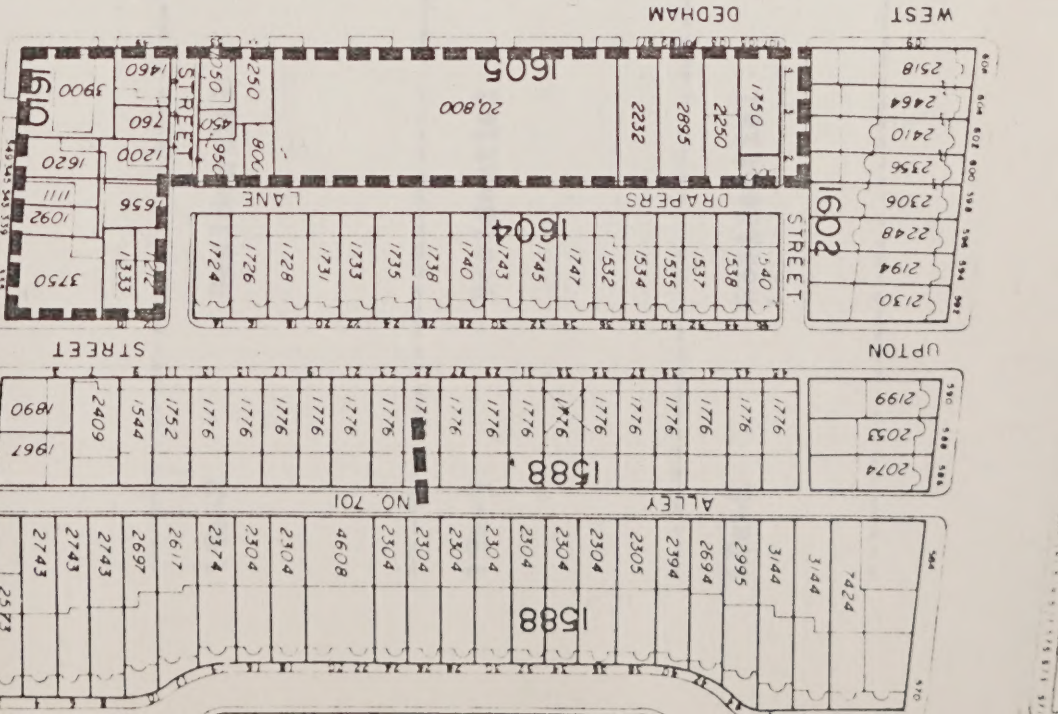
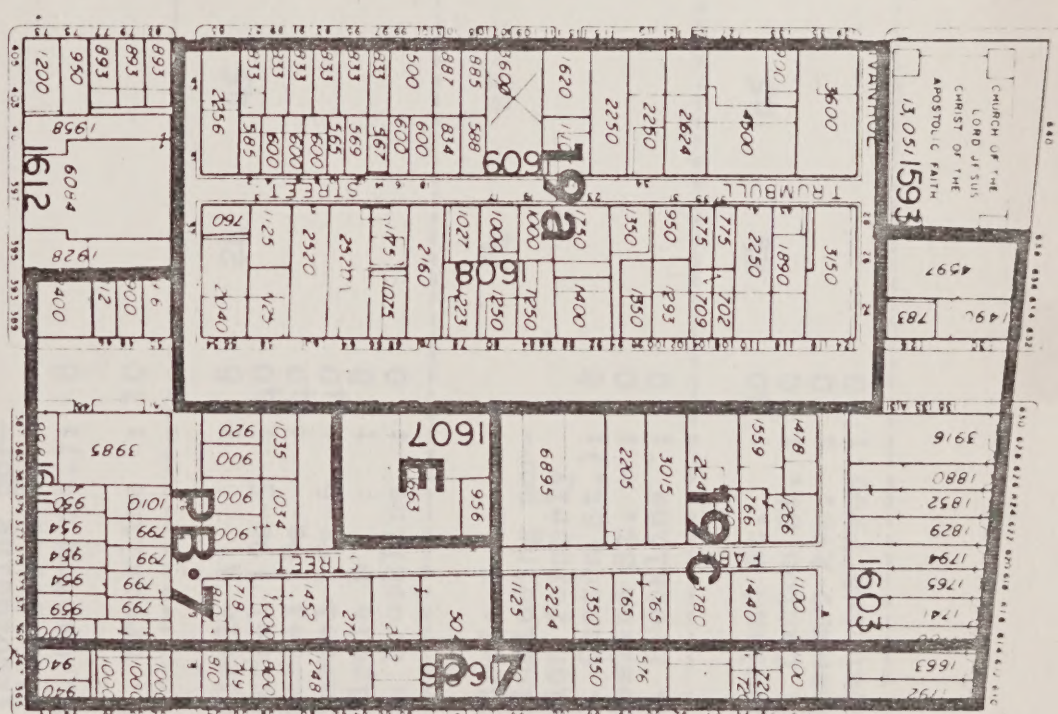
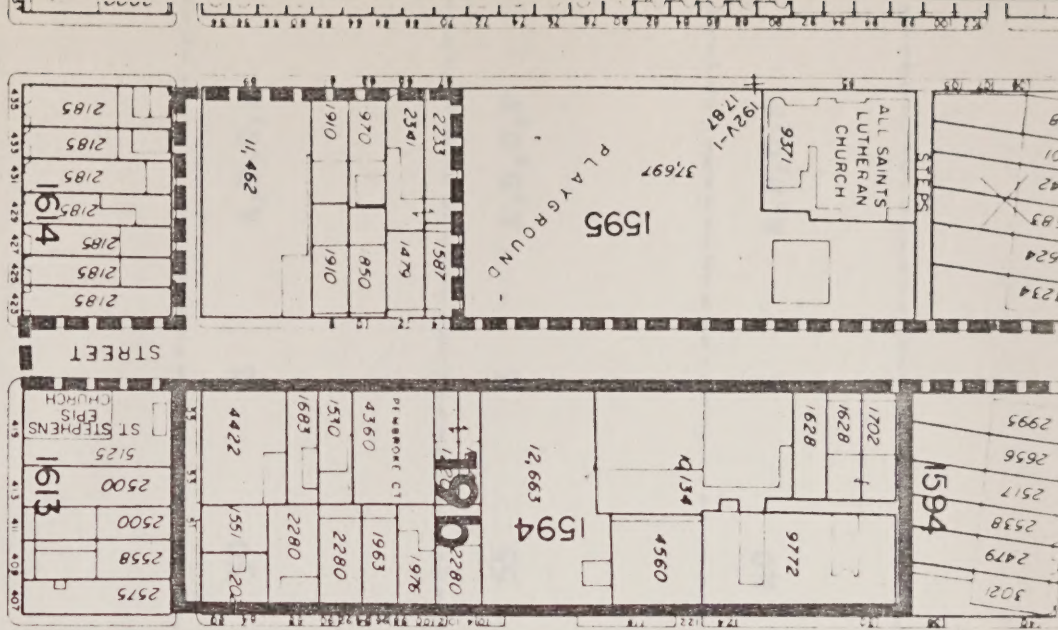
WHEREAS, Section 602, Table A of said Urban Renewal Plan, entitled: "Land Use and Building Requirements" designates certain permitted uses and building requirements for Parcels 19a, 19c, PB-7 and P-7;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Section 602, Table A: "Land Use and Building Requirements" is hereby modified by the deletion therefrom of Parcels 19a, 19c, PB-7 and P-7 and their respective Land Use and Building Requirements; and
2. That those Disposition Parcels and their respective Land Use and Building Requirements enumerated in Table A: MODIFICATIONS TO THE LAND USE AND BUILDING REQUIREMENTS (Attachment A) be hereby substituted in place of those controls previously deleted; and
3. That Map No. 3 of said Urban Renewal Plan, entitled "Reuse Parcels" is hereby modified by the deletion of Parcels 19a, 19c, PB-7 and P-7, and by the substitution of those Reuse Parcels shown in MODIFICATION TO MAP NO. 3 (attachment B); and
4. That the proposed modifications are found to be minor modifications which do not substantially or materially alter or change the Plan; and
5. That all other provisions of said Plan not inconsistent herewith be and are continued in full force and effect; and
6. That the Director be and hereby is authorized to proclaim by certificate these minor modifications of the Plan, all in accordance with the provisions of the Urban Renewal Handbook, RHM 7207.1, Circular dated June 3, 1970.

TABLE A: LAND USE AND BUILDING REQUIREMENTS - 1965 URBAN RENEWAL PLAN

Reuse Parcel Number	Permitted Land Use	Minimum Set-Back (in feet)	Height (in feet) Min. Max.	Max. Net Density	Min. Parking Ratio	Planning and Design Requirements
19a	Residential	Abutting prop:30 W. Brookline :10 Pembroke St. :10	24 40	45	1/d.u.	A,B,C,F
19c	Residential -upper floors Commercial- ground floors	Parcel P-7 : 0 Tremont Street:20	90 120	40	1/d.u.+ Z for other uses	B,C,D,K
P-7	Public Mall or Plaza	NA	NA NA	NA	NA	M,N,W
PB-7	Recreation Institution	Parcel P-7 : 0 Shawmut Ave: 0	12 40	NA	Z	B



PROPOSED MODIFICATIONS TO TABLE A: LAND USE AND BUILDING REQUIREMENTS - ETC VIVIENDAS PHASE I

Reuse Parcel Number	Permitted Land Use	Minimum Set-Back (in feet)	Height (in feet) Min. Max.	Max. Net Density	Min. Parking Ratio	Planning and Design Requirements
19a-1	Residential	Abutting Prop.: 0 Circle A (including por- tion formerly W. Canton St.): 8 W. Brookline : 10	24 45	45	Z	A,B,C,F
19a-2	Residential	Circle A : 8 Parcel 19a-5 : 40 Parcel 19c : 40 Parcel 19a-6 : 40 Circle B : 8 W. Brookline : 0	24 45	50	Z	A,B,C,F
19a-3	Residential	Circle B (including por- tion formerly W. Canton St.): 8 Newland St. : 0 W. Brookline : 10	24 45	55	Z	A,B,C,F
19a-4	Residential	Newland St. : 30 W. Canton St. : 0 Shawmut Ave. : 10 Abutting Prop.: 0	24 45	40	Z	A,B,C,F

PROPOSED MODIFICATIONS TO TABLE A cont.

Reuse Parcel Number	Permitted Land Use	Minimum Set-Back (in feet)	Height (in feet) Min. Max.	Max. Net Density	Min. Parking Ratio	Planning and Design Requirements
19a-5	Residential Commercial- ground floor	Abutting prop.: 30 W. Dedham St.: 0 Parcel 19c Circle A (including por- tion formerly W. Canton St.: 0	24 85	130	Z	B,D,F,GG
19a-6	Residential Commercial- ground floor	Parcel 19c : 0 W. Dedham St.: 10 Abutting Prop.: 0 W. Canton St.: 10 Circle B (including por- tion formerly W. Canton St.): 10 Parcel 19a-2 : 0	24 45	40	Z	B,D,F,GG
19c	Residential Elderly Commercial- ground floor	Parcel 19a-5 : 100 Parcel 19a-6 : 8 W. Dedham St.: 0	190	205	.2/d.u.	B,C,D,F
Circle A	Access Road Service Drive Parking	NA	NA	NA	NA	M
Circle B	Access Road Service Drive Parking	NA	NA	NA	NA	M

5 B
JUN 28 1973

MEMORANDUM

TO: Boston Redevelopment Authority

FROM: Robert T. Kenney, Director

SUBJECT: MINOR MODIFICATION OF THE URBAN RENEWAL PLAN
SOUTH END URBAN RENEWAL AREA
MASS. R-56

SUMMARY: This memorandum requests that the Authority (1) adopt several minor modifications of the South End Urban Renewal Plan with respect to Disposition Parcels 19a, 19c, PB-7 and P-7; and (2) authorize the Director to proclaim by certificate these minor modifications.

The Emergency Tenants' Council (ETC), redeveloper of the above-captioned parcels, is anticipating a construction start on 181 units of low and moderate income housing early this summer. To date, 71 units have been successfully rehabilitated by ETC, and 204 units of elderly housing, developed under the Turnkey Program, are presently under construction.

On 21 January 1971, the Authority voted to adopt several minor modifications of the South End Urban Renewal Plan for the entire Parcel 19 Area. Since that time, further refinements of ETC's plans for that portion of the Area now ready for development have made it necessary to further clarify those modifications with respect to Disposition Parcels 19a, 19c, PB-7 and P-7.

In effect, the Authority is being requested to modify the Land Use and Building Requirements and Parcel Boundaries in the Urban Renewal Plan for Parcels 19a, 19c, PB-7 and P-7. The revised controls for these Parcels are equally as comprehensive as those in the original Plan.

These new controls, developed after extensive evaluation, still retain the primary purpose of replacing deteriorated conditions with new housing and support facilities. In addition, they provide both BRA and ETC planners with the flexibility to produce an integrated development program that better accommodates the needs of the local residents and that reinforces the physical and social structure of their neighborhood.

TABLE A: LAND USE AND BUILDING REQUIREMENTS and MAP NO. 3 (REFUSE PARCEL MAP) of the South End Urban Renewal Plan describe the existing controls and parcelization for Parcels 19a, 19c, PB-7 and P-7. TABLE A: MODIFICATIONS TO THE LAND USE AND BUILDING REQUIREMENTS (Attachment A) and MODIFICATION TO MAP NO. 3 (Attachment B) describe the proposed modifications to the Urban Renewal Plan, and, if approved, are to be substituted in place of the original controls.

In the opinion of the General Counsel, the proposed modifications enumerated in Attachments A and B are minor and do not substantially or materially alter or change the Plan. These modifications may therefore be effected by Vote of the Authority, pursuant to Section 1201 of the South End Urban Renewal Plan.

An appropriate resolution is attached.

